



Order Filed on February 28, 2025
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

The Law Office of Michael A. Alfieri
NJ ID: 005021989
30 Freneau Ave, Matawan, NJ 07747
Matawan, NJ 07747
Attorney for Secured Creditor, AVB Investment, LLC
M.A. - 4945

In Re:

COASTAL CONSTRUCTION GROUP, LLC,
Debtor

Case No.: 24-15203-MBK

Chapter: 7 (Previous Chapter 11)

Hearing Date: 3/13/2025

Judge: MBK

**CONSENT ORDER RESOLVING TRUSTEE'S MOTION REINSTATING THE
AUTOMATIC STAY RELATED TO AVB INVESTMENT, LLC**

The relief set forth on the following pages, numbered two (2) through three (3) is
hereby **ORDERED**.

DATED: February 28, 2025

A handwritten signature in black ink, reading "Michael B. Kaplan".

Honorable Michael B. Kaplan
United States Bankruptcy Judge

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DEBTOR: COASTAL CONSTRUCTION GROUP, LLC /CASE NO: 24-15203-MBK
CAPTION OF ORDER: CONSENT ORDER RESOLVING TRUSTEE'S MOTION
REINSTATING THE AUTOMATIC STAY RELATED TO AVB INVESTMENT, LLC

THIS MATTER having been brought before the Court by KAREN E. BEZNER, in her capacity as Chapter 7 Trustee ("Trustee"), upon a motion to reinstate the automatic stay in favor of Secured Creditor AVB Investment, LLC, with Michael A. Alfieri, Esq., appearing on behalf of Secured Creditor AVB Investment, LLC; and the parties having consented to the relief granted herein; and the Court having considered the representations of counsel and the agreement of the parties; and for good cause shown;

IT IS ON THIS DAY OF , 2025

ORDERED the Automatic Stay is reinstated as to the Secured Creditor, AVB Investment, LLC; and it is further

ORDERED that in the event the following properties are not sold by April 14, 2025, upon certification by the Secured Creditor's attorney, with notice to the Court and all relevant parties, the automatic stay shall be vacated, and relief shall be granted to Secured Creditor AVB Investment, LLC by further order of this Court;

- (1) Boxwood Drive, Forked River, NJ 08731, Lot 5,6 &7, Block 354 (a/k/a 427 Boxwood Drive); and
- (2) (2) Boxwood Drive, Forked River, NJ 08731, Lot 18.01, 19, 20 & 21, Block 353, (a/k/a 429 Boxwood Drive); and it is further

ORDERED that the payoffs provided by Secured Creditor, AVB Investment, LLC dated January 30, 2025, plus any additional accrued interest and applicable charges incurred until the loans are paid in full shall be deemed valid for the sale of the properties identified herein; and it is further

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DEBTOR: COASTAL CONSTRUCTION GROUP, LLC /CASE NO: 24-15203-MBK
CAPTION OF ORDER: CONSENT ORDER RESOLVING TRUSTEE'S MOTION
REINSTATING THE AUTOMATIC STAY RELATED TO AVB INVESTMENT, LLC

ORDERED that it is acknowledged and agreed that all appropriate parties received proper and adequate notice of Secured Creditor's motion for relief from the automatic stay filed under Document 34 in this matter and that no objections remain outstanding; and it is further

ORDERED that a copy of this Order be sent to all parties, herein within seven (7) days of filing;

WE HEREBY consent to the form and entry of the above:

/s/ Karen E. Bezner, Trustee

Karen E. Bezner,
Chapter 7 Trustee

Date February 25, 2025

/s/ Michael A. Alfieri, Esq.

Michael A. Alfieri, Esq.
Attorney for Secured Creditor

Date: February 26, 2025

In re:
Coastal Construction Group, LLC
Debtor

Case No. 24-15203-MBK
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Feb 28, 2025

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 02, 2025:

Recip ID	Recipient Name and Address
db	+ Coastal Construction Group, LLC, 235 Hickory Lane, Unit B, Bayville, NJ 08721-2254

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 02, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 28, 2025 at the address(es) listed below:

Name	Email Address
Dana S. Plon	on behalf of Creditor Stan Rajauski dplon@sirlinlaw.com
Daniel E. Straffi	on behalf of Debtor Coastal Construction Group LLC bkclient@straffilaw.com, g25938@notify.cincompass.com;jrdanielsb124806@notify.bestcase.com
Edward Jacob Gruber	on behalf of Creditor Stan Rajauski help@cibiklaw.com noreply01@cibiklaw.com;noreply02@cibiklaw.com;noreply03@cibiklaw.com;noreply04@cibiklaw.com;noreply05@cibiklaw.com;cibiklawpc@jubileebk.net;cibiklaw@recap.email;ecf@casedriver.com
George E Veitengruber, III	on behalf of Creditor 245 Hickory Lane LLC bankruptcy@veitengruberlaw.com, knapolitano15@gmail.com
Joseph H. Lemkin	on behalf of Creditor Hanmi Bank jlemkin@stark-stark.com

District/off: 0312-3

User: admin

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Date Rcvd: Feb 28, 2025

Form ID: pdf903

Total Noticed: 1

Karen E. Bezner

Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com

Karen E. Bezner

on behalf of Trustee Karen E. Bezner Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com

Lauren Bielskie

on behalf of U.S. Trustee U.S. Trustee lauren.bielskie@usdoj.gov

Margaret Mcgee

on behalf of U.S. Trustee U.S. Trustee maggie.mcgee@usdoj.gov

Michael A. Alfieri

on behalf of Creditor AVB Investment LLC vdumani@malfierilaw.com

Regina Cohen

on behalf of Creditor Ally Capital rcohen@lavin-law.com mmalone@lavin-law.com

Scott H. Bernstein

on behalf of Creditor American Builders & Contractors Supply Co. Inc. d/b/a ABC Supply Co., Inc. scott@scottbernsteinlaw.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

United States Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 14